

REED SMITH LLP

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**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

IN RE: : Chapter 11
:
VTE PHILADELPHIA, LP : Bankruptcy Case No. 13-10058-alg
:
Debtor. :

DECLARATION OF GREGG GEHRKE

1. I am a Vice President, US Bank National Association, Special Assets Group. I have personal knowledge of the matters set forth in this declaration and could, if called as a witness, testify competently as to each fact set forth herein.

2. U.S. Bank has not received monthly payments of interest at the non-default rate from the Debtor. However, on April 24, 2013 at 4:05 p.m., U.S. Bank received a wire transfer in the amount of \$5,000 from Edith Leser. A true and correct copy of the wire confirmation is attached hereto as Exhibit A.

3. The taxes on the Mortgaged Property¹ have not been paid by the Debtor.

4. Specifically, there was a deadline of March 31, 2013 to pay taxes on the Mortgaged Property in the amount of \$65,661.12.

5. The Debtor has failed to pay this tax bill.

¹ Capitalized terms not defined herein have the meanings ascribed to such terms in the Motion.

6. The taxes on the Mortgaged Property continue to accrue, together with interest and penalties on any past-due obligations.

7. A true and correct copy of the tax bill is attached hereto as Exhibit B.



Gregg Gehrke

EXHIBIT A



Account: 000160234528703
wiremail to: SAG.LEGACY.WIRE.NOTIFICATION

04/24/2013 04:05 PM

***** ADVICE TOP OF FORM *****

WIRE TRANSFER DEPARTMENT

PO BOX 64830

ST PAUL, MN 55164-0830

USBNA SPECIAL ASSETS WIRE TRANSFER

CLEARING AC

PAR : 130424032784

BC-MN-H22A

ATTN JIM NELSON

00000

Dear Wire Transfer Customer,

We confirm that we are crediting your account number [REDACTED] with
the sum of USD 5,000.00 , with value 04/24/2013 in respect
of the following transaction. PAR : 130424032784

IMAD:20130424B1QGC06C005362

Originator:

[REDACTED]
EDITH LESER

[REDACTED]
BROOKLYN, NY 112192635

Sender :

[REDACTED]
JPMCHASE NY

JPMCHASE NYC

Beneficiary :

Payment Details

[REDACTED]
BMG OF 13/04/24

US BANK

800 NICOLLET MALL, 22ND FLOOR

MINNEAPOLIS MN 55402 US

OBI :

ACCOUNT NAME VTE PHILADELPHIA LP

LOAN NUMBER 0000000042

Beneficiary Info :

SPECIAL ASSETS CLEARING ACCOUN

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This information is confidential. If it was received in error or you
have any inquiries regarding this wire transfer, please contact
US Bank Wire Transfer Customer Service at (888) 799-4737.

EXHIBIT B

Phila.Gov | Mayor's Office | City Council | Business | Residents | Leisure | Philly311

[Home](#) [Payment Options](#) [FAQs](#) [Contact Information](#)**Look Up Real Estate Tax**

by Property Address

by BRT Number

(9-digits, no dashes)

Windows 8 / Internet Explorer 10**users:**

Please enable Compatibility View by clicking the Compatibility View button on the address bar. [\[?\]](#)

If you are still having technical difficulties viewing the application, please contact us at 215-686-6628.

City of Philadelphia Real Estate Tax

The City and the School District of Philadelphia impose a tax on all real estate in the City pursuant to Philadelphia Code Chapter 19-1300, as authorized by 72 P.S. [section sign] 5020-201. The Office of Property Assessment (OPA) determines the value of the property on which the taxes must be paid.

Real Estate Tax bills are sent in December for the following year and payments are due March 31st. If you pay on or before the last day of February, you receive a 1% discount. If you pay after March 31, you are subject to increased charges which are collectively called "additions". At year-end these charges are capitalized and become tax principal on which interest and penalty will accrue.

For questions about your account, please forward an email to revenue@phila.gov or call 215-686-6442.

For questions about account payoffs, forward an email to retaxpayoff@phila.gov. To receive payoff amounts, please e-mail the statement of claim number from the legal action, the property address and/or the Office of Property Assessment number to retaxpayoff@phila.gov or fax it to 215-686-0582.

[Scroll down to view all results](#)**Customer Information****BRT#:**884018923**Property Address:**00709 - 17 N PENN ST**Owner Name:**VTE PHILADELPHIA LP**Lien Sale Account:**

If Lien Sale Account is marked Y, the amount due listed may not include all Real Estate Tax liabilities. Call 215-790-1117 for more information.

Includes Payments Through:03/02/2013

Pay This Bill

Info

Other Payment Options

Print Payment Coupon / Bill

Payment Agreements

Feedback

Real Estate Tax Balance Information

Year	Principal	Interest	Penalty	Other	Total	Lien#	City Solicitor	Status
2001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2013	\$65,661.12	\$0.00	\$0.00	\$0.00	\$65,661.12			
TOTALS	\$65,661.12	\$0.00	\$0.00	\$0.00	\$65,661.12			

An amount in parenthesis, e.g., (\$1.00) indicates an overpayment for that year.

Lien Status Descriptions**LBR** - collections being pursued by Linebarger Collection Agency. Please call (215)790-1117**GRB** - collections being pursued by GRB Collection Agency. Please call (866)677-5970**AGRE** - active payment agreement plan in effect for delinquent taxes**INST** - active installment payment plan in effect for current taxes